

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11/7 OLD PLENTY ROAD SOUTH MORANG VIC 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Other

Suburb

South Morang

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

6/1 NIRVANA DRIVE SOUTH MORANG VIC 3752	\$565,000	17-Sep-22
30 GORGE ROAD SOUTH MORANG VIC 3752	\$612,000	16-Aug-22
5 PRINCESS STREET SOUTH MORANG VIC 3752	\$623,000	26-Nov-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 07 February 2023



**6/1 NIRVANA DRIVE SOUTH
MORANG VIC 3752**

3 2 2

Sold Price

\$565,000

Sold Date

17-Sep-22

Distance

0.66km



**30 GORGE ROAD SOUTH MORANG
VIC 3752**

3 2 2

Sold Price

\$612,000

Sold Date

16-Aug-22

Distance

0.7km



**5 PRINCESS STREET SOUTH
MORANG VIC 3752**

3 2 2

Sold Price

^{RS} **\$623,000**

Sold Date

26-Nov-22

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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